



Top Flat, Stanley House

22 Fore Street, Port Isaac

Guide Price: £325,000

JB ESTATES

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22 Fore Street, Port Isaac, PL29 3RB

Located in the heart of Port Isaac, this deceptively spacious maisonette flat runs the full length of the 2nd floor of this former corn warehouse. Recently renovated, it has impressive harbour views and well-proportioned accommodation. The property is a much-loved private holiday home with high ceilings and light filled rooms, all set within striking distance of the Harbour, coast path, and all the local amenities. EPC Band G.

- Generous open plan kitchen/dining room.
- Separate sitting room with electric fire and sea views.
- Three double bedrooms, a family bathroom and separate WC.
- Elevated central position providing great views with easy access to the Harbour, restaurants and pubs.
- Remarkably light and spacious with charming and characterful features throughout.
- Previously a successful holiday let. Contents may be available via separate negotiation.
- All in approx. 1143 sq. ft (106.19 sq. m)

Port Isaac Harbour 100 yards, Polzeath 6 miles, Rock 6 miles, Wadebridge 8 miles, Bodmin Parkway 17 miles, Newquay Airport 20 miles, Truro 32 miles, Exeter 66 miles.

Viewings by appointment

Guide Price £325,000

Share of Freehold – Approx 965 years remaining on the lease.



THE PROPERTY

Accessed from the courtyard at The Old Bakehouse Flats via an external staircase leading up to the top floor, this generous and welcoming flat is elevated above the hustle and bustle of Port Isaac, offering both countryside and harbour views. The owners have recently conducted extensive remedial works to the property, including new double glazed sash windows throughout, lime render and plastering inside and out, and redecoration. A former corn warehouse with some lovely historic features, the property has three well-appointed bedrooms, one bathroom and a separate WC. The airy and comfortable living spaces all have high ceilings, wood floors and sash windows with a large open-plan kitchen/dining room and a separate sitting room with pretty harbour views and an original warehouse door.

THE ACCOMMODATION

Entrance Level:

Door into open plan dining room with high ceilings and new sash windows | Fully equipped kitchen | Double bedroom with village views | Dual aspect sitting room with electric fire and harbour views | Family bathroom | WC.

First Floor:

Two double attic bedrooms with views across the village and harbour.

LOCATION

Port Isaac is a quintessential fishing village situated along the rugged North Cornwall coast, famed for its picturesque cottages and narrow streets. The village itself has been the stage for various film and television series, the most notable being ITVs 'Doc Martin' starring Martin Clunes, in which the flat features. The village is also famous for being the home to the successful shanty singing group The Fisherman's Friends who are often found singing on the Platt during the summer weeks. The village has a friendly local community and boasts amenities for day to day living and excellent restaurants including two of Nathan Outlaw's establishments. Port Isaac is well located to enjoy the gamut of outdoor activities available at close range.

OUTSIDE

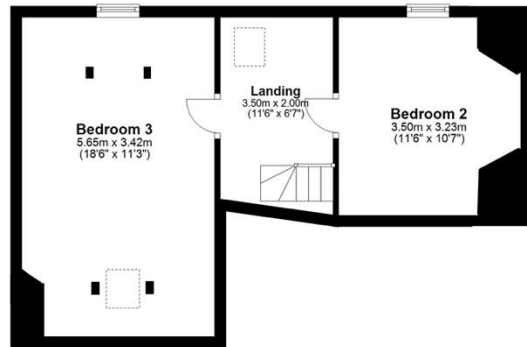
Accessed via a shared courtyard with external bin store. Shared external metal staircase up to second floor.

SERVICES

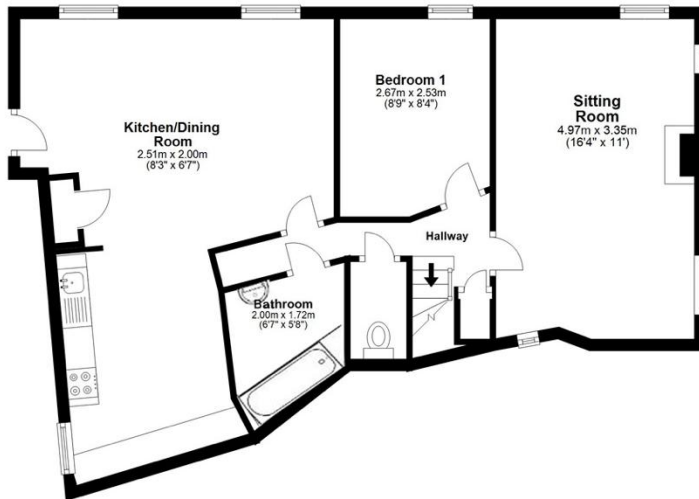
Mains water, electricity and drainage. Wall mounted electric heating panels.



FIRST FLOOR



ENTRANCE LEVEL



Total area: approx. 1143 sq.ft (106.19 sq.m)

This plan is for guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.



Port Isaac Harbour – 100 yards



External of Stanley House with its slate hung façade



External staircase from The Old Bakehouse

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